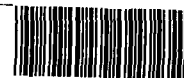


FEASIBILITY STUDY
FOR THE
DALLAS HOUSING AUTHORITY
DALLAS, TEXAS

Prepared by:
Camp Dresser & McKee Inc.
Dallas, Texas

495\DALLAS HOUSING\TOC.TXT
6/30/92 sd

76891



76891

078664

**FEASIBILITY STUDY
FOR THE
DALLAS HOUSING AUTHORITY
WEST DALLAS DEVELOPMENT
DALLAS, TEXAS**

TABLE OF CONTENTS

Section	Page
1.0 INTRODUCTION	
1.1 Purpose and Organization of Report	1-1
1.2 Site Description	1-3
1.3 Site History	1-3
1.4 Demography/Land Use	1-6
1.5 Environmental Setting	1-8
1.5.1 Physical Features	1-8
1.5.2 Soil	1-9
1.5.3 Geology	1-10
1.5.4 Hydrology	1-11
1.5.5 Regional Hydrogeology	1-12
1.5.6 Site Hydrogeology	1-12
1.6 Results of Previous Investigations	1-12
1.6.1 EPA Investigations (1991)	1-14
1.6.2 Fishtrap Lake and West Lagoon Studies	1-17
1.6.3 Site Investigation Status Report (July 1992)	1-18
1.6.4 EPA Hazard Ranking System (May 1992)	1-27
1.6.5 Baseline Risk Assessment (June 1992)	1-29
2.0 DEVELOPMENT OF REMEDIAL ACTION OBJECTIVES	
2.1 Applicable or Relevant and Appropriate Requirements (ARARs)	2-1
2.1.1 Introduction	2-1
2.1.2 Definition of ARARs	2-3
2.1.3 Classification of ARARs	2-3
2.1.4 Consideration of ARARs	2-4
2.1.5 Identification of ARARS	2-4
2.1.6 Federal Chemical-Specific ARARs	2-5
2.1.7 Federal Location-Specific ARARs	2-8
2.1.8 Federal Action-Specific ARARs	2-11
2.1.9 Federal Standards to be Considered	2-18
2.1.10 State ARARs	2-19

TABLE OF CONTENTS (Cont.)

Section	Page
5.0 DETAILED ANALYSIS OF ALTERNATIVES	
5.1 Individual Analysis of Alternatives	5-1
5.2 Alternative No. 1	5-4
5.3 Alternative No. 3	5-6
5.4 Alternative No. 4A	5-11
5.5 Alternative No. 4B	5-15
5.6 Alternative No. 5	5-16
5.7 Comparison of Alternatives Analyses ⁶	5-20

APPENDIX A	COST ANALYSIS
------------	---------------

LIST OF TABLES

Table	Follows Page
1-1	Analytical Results - Indoor Dust Samples 1-22
1-2	Analytical Results - Subsurface Soil Samples 1-23
1-3	Analytical Results - Ground Water Samples 1-24
1-4	Analytical Results - Beneath Foundation Soil Samples 1-25
1-5	Analytical Results - Tap Water Samples 1-26
1-6	Analytical Results - Excavated Soil Samples 1-27
2-1	Preliminary Screening of Potential ARARs 2-5
2-2	Final Federal and State Potential ARARs 2-5
2-3	Contaminant-Specific ARARs and TBCs; Drinking Water State and Federal . 2-5
2-4	Contaminant-Specific ARARs and TBCs; Surface Water Quality State and Federal 2-5
3-1	ROD Summary Table for Related Sites (FY'90) 3-3
3-2	Identification and Preliminary Screening of Remedial Action Technologies 3-4
3-3	Identification and Screening of Remedial Action Process Options 3-9
4-1	Remedial Action Alternatives 4-1
4-2	Summary of NCP Alternative Categories 4-1
4-3	Cost Screening of Building Decontamination, Demolition and Debris Disposal Options 4-6
4-4	Cost Screening of Soil Excavation Options 4-7
4-5	Screening Cost Estimate for Alternative 1 4-9
4-6	Screening cost Estimate for Alternative 2 4-9
4-7	Screening Cost Estimate for Alternative 3 4-10
4-8	Screening Cost Estimate for Alternative 4A 4-12
4-9	Screening Cost Estimate for Alternative 4B 4-13
4-10	Screening Cost Estimate for Alternative 5 4-14
4-11	Screening Cost Estimate for Alternative 6 4-14
4-12	Summary of Alternatives Screening Evaluation 4-15
5-1	Comparative Analysis of Final Alternatives 5-20